

STAFF REPORT

Meeting Date: December 12, 2003

Agenda Item 11

**LAFCO CASE
NAME & NO.**

- A.** LAFCO 03-17S - Ventura River County Water District
Sphere of Influence Amendment – Cam-Park
- B.** LAFCO 03-17 – Ventura River County Water District
Annexation – Cam Park

PROPOSALS:

- A.** Sphere of Influence Amendment to add approximately 89
acres to the Ventura River County Water District Sphere of
Influence to include an existing service area
- B.** Annexation of approximately 89 acres to the Ventura River
County Water District to include an existing service area

SIZE:

Approximately 89 acres, including portions of Burnham Road

LOCATION:

The area involved in both proposals has a street address of 955
Burnham Road and is located on the West side of Burnham Road,
approximately ½ mile north of Riverside Road and ½ mile south of
Los Encinos Road.

**ASSESSOR'S
PARCEL NOS:**

032-0-201-145 & 155

PROPONENT:

Ventura River County Water District, by Resolution

NOTICE:

The Sphere of Influence Amendment was noticed as a Public
Hearing as required by law.

COMMISSIONERS AND STAFF

COUNTY: Steve Bennett Kathy Long <i>Alternate:</i> Linda Parks	CITY: John Zaragoza, Vice Chair Evaristo Barajas <i>Alternate:</i> Don Waunch	SPECIAL DISTRICT: Jack Curtis Dick Richardson <i>Alternate:</i> Ted Grandsen	PUBLIC: Louis Cunningham, Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER: Everett Millais	SENIOR PLANNER: Hollie Brunsky	CLERK: Debbie Schubert	LEGAL COUNSEL: Noel Klebaum

RECOMMENDATIONS:

1. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the Ventura River County Water District as lead agency, dated July 9, 2003, and determine that the proposal is exempt under Section 15319, Class 19 (a) of the CEQA Guidelines.
2. Adopt the attached resolution (LAFCO 03-17S) making determinations and approving the Ventura River County Water District Sphere of Influence Amendment – Cam-Park.
3. Adopt the attached resolution (LAFCO 03-17) making determinations and approving the Ventura River County Water District Annexation – Cam-Park.

GENERAL ANALYSIS:

1. Land Use:

A. Site Information

	Land Use	Zone District Classification	General Plan Designation
Existing	Open space, pasture and 1 single family residence	County: O-S (Open Space) and R-E (Rural Exclusive)	County: Open Space (10 acre minimum lot size)
Proposed	No change.	County: No change	County: No change

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	Residential and open space	County: R-1 (Single Family Residential) and O-S (Open Space)	County: Existing Community
South	Open space and residential	County: R-A (Rural Agricultural) and R-E (Rural Exclusive)	County: Rural (2 acre minimum) and Open Space (10 acre minimum)
East	Open space	County: R-1 (Single Family Residential, R-P-D (Residential Planned Development, and R-E (Rural Exclusive)	County: Existing Community and Open Space 910 acre minimum)
West	Open space	County: A-E (Agricultural Exclusive)	County: Open Space (10 acre minimum)

C. Topography, Natural Features and Drainage

The majority of the proposal area is steeply sloping. The easterly portion of the proposal area slopes upward from Burnham Road at a slope of approximately 5:1 and drains easterly towards Burnham Road. The remainder of the proposal area drains towards Live Oak Creek which runs through the proposal area from north to south. No changes to the topography, natural features, or drainage will occur as a result of this proposal.

D. Conformity with Plans

The existing uses are consistent with the County General Plan and no changes are proposed. Most of the proposal area has a County General Plan designation of Open Space. As such the County's Save Our Agricultural and Open Space Resources (SOAR) ordinance applies to most of the proposal area.

2. Impact on Prime Agricultural Land, Agriculture and Open Space:

According to the Office of the Agricultural Commissioner, the northernmost portion of the proposal area is designated "Urban and Built-Up Land" while the remainder of the area is designated "Farmland of Local Importance" and "Grazing" on the California Department of Conservation, Farmland Mapping and Monitoring Program, *Important Farmlands Maps*. No prime agricultural land is included.

The proposal area is considered as open space, but no land use changes will result from these proposals.

No part of the proposal area is subject to a Williamson Act (California Land Conservation Act of 1965) contract, and no part of the proposal area is within a Farmland Security Zone.

No part of the proposal area is within a Greenbelt.

Because the proposals (the Sphere of Influence Amendment and the Annexation) are solely to adjust boundaries to recognize existing services, and no new use or change of use will result, the proposal will not impact any agricultural or open space land.

3. Population:

According to the Registrar of Voters three registered voters live within the proposal area. Given this information the area is considered uninhabited in terms of LAFCO proceedings.

4. Services and Controls – Need, Cost, Adequacy and Availability:

The proposals will not result in any new or changed services. The Ventura River County Water District is already serving the proposal area with water. The proposals will not result in any increase in water demand or use.

The proposal area and all adjoining areas are in the boundaries of the Casitas Municipal Water District (Casitas). For some areas within its boundaries Casitas is a retail purveyor of potable water. Casitas does not have any distribution lines available to serve the proposal area, however. The Ventura River County Water District distributes water to the proposal and nearby areas from their water line in Burnham Road. The Ventura River County Water District obtains most of its water from groundwater sources.

5. Boundaries and Lines of Assessment:

The boundaries for both the Sphere of Influence proposal and the Annexation are definite and certain. There are no conflicts with lines of assessment.

A map for filing the Reorganization proposal with the State Board of Equalization was submitted by the District, but has yet to be checked and deemed sufficient for filing by the County Surveyor. A condition is included in the recommended resolution approving the Annexation requiring that a map deemed sufficient by the County Surveyor for filing with the State Board of Equalization be submitted before Annexation proceedings are completed.

6. Assessed Value, Tax Rates and Indebtedness:

There will be no change to the assessed value, tax rate or public indebtedness obligations resulting from the proposals. The County Assessor has indicated that upon Annexation to the District the tax rate area will change from 91064 (rate of 1.080677 per \$100 of assessed valuation) to tax rate area 91114 (same tax rate).

7. Environmental Impact of the Proposal:

The Ventura River County Water District, as lead agency, found the proposals to be Categorically Exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, Class 19(a) (annexation to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency whichever is more restrictive, provided, however that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities).

8. Regional Housing Needs:

As a special district, the Ventura River County Water District is not required to meet or consider any regional housing needs criteria or impacts. Since the proposal will not result in any changes to land use, there are no possible regional housing needs issues.

9. Landowner and Annexing Agency Consent:

The District has certified that all property owners involved in the proposals have given their written consent. Given this, the District has requested that all subsequent notice and protest proceedings be waived.

SPECIAL ANALYSIS:

Government Code §56425 (e) requires that in determining the sphere of influence of each local agency the Commission shall consider and prepare a written statement of its determinations with respect to certain factors prior to making a decision:

The present and planned uses in the area, including agricultural and open space lands.

There will be no change to the present or planned uses in the area.

Describe the present and probable need for public facilities and services in the area.

There will be no change to the present and probable need for public facilities and services in the area. The area to be included within the Sphere of Influence of the Ventura River County Water District has received water service from the District for approximately 20 years.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Ventura River County Water District has provided service to the area for approximately 20 years. There will be no new service demands on the District as a result of the Sphere of Influence Amendment and, as such, capacity and adequacy of public facilities will not be affected.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

There are no social or economic communities of interest in the area that are relevant to the Sphere of Influence Amendment.

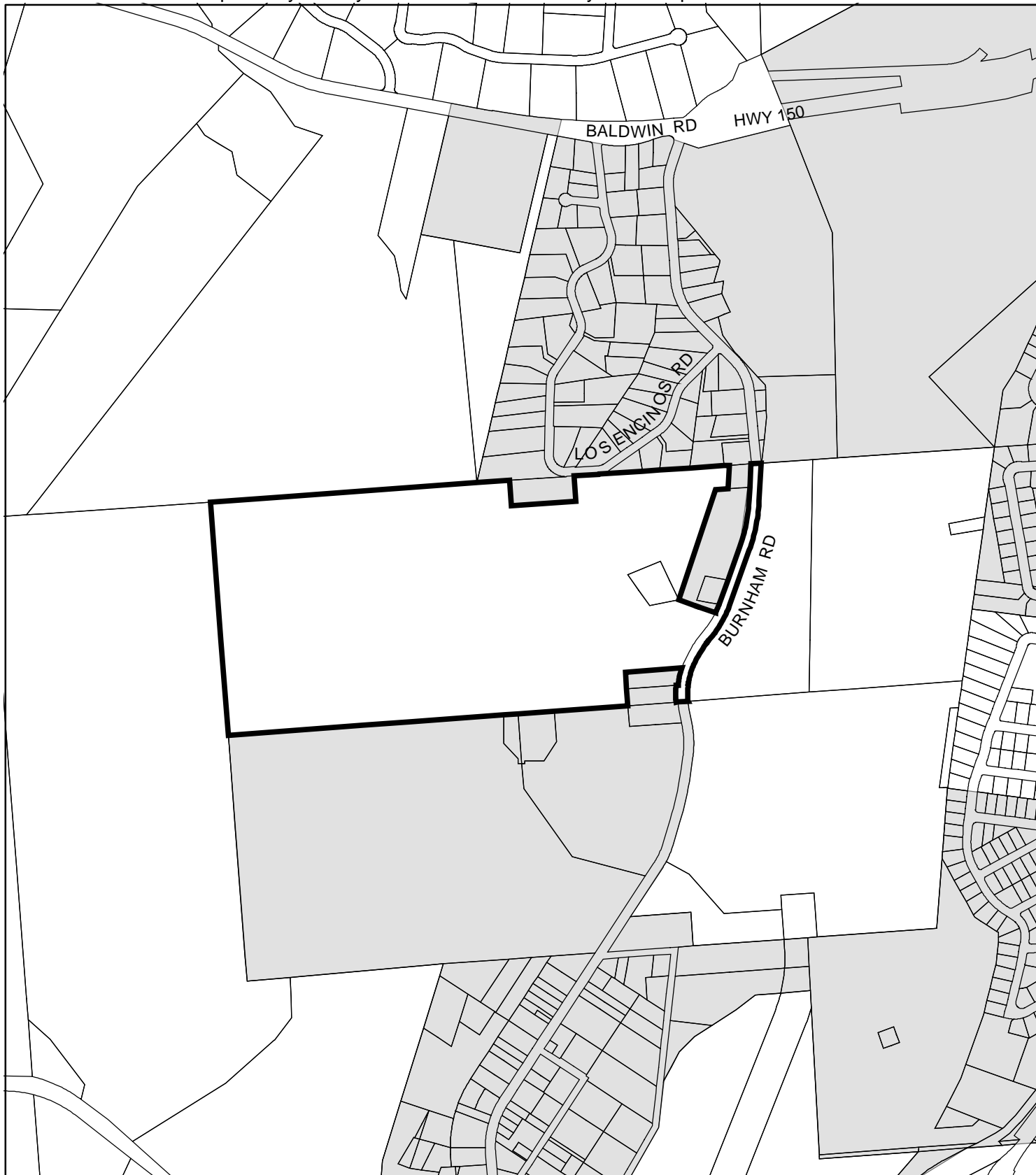
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and review of materials submitted, determines that further information or further action by another public agency is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, determines that the Sphere of Influence Amendment and/or the Annexation proposals should be denied, a motion to deny should include adoption of this Report and all referenced materials as part of the public record. Unless the Commission approves the Sphere of Influence Amendment proposal the Annexation proposal cannot be approved.

PREPARED FOR THE COMMISSION BY:

Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
 (2) LAFCO 03-17S Resolution (Sphere of Influence Amendment)
 (3) LAFCO 03-17 Resolution (Annexation)





Ventura LAFCO
LAFCO 03-17

VENTURA RIVER COUNTY WATER DISTRICT
ANNEXATION - CAM - PARK

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Printed on : November 25, 2003

 ANNEXATION BOUNDARY
 EXISTING BOUNDARY



0 400 800
Feet



LAFCO 03-17S

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA RIVER COUNTY WATER
DISTRICT SPHERE OF INFLUENCE AMENDMENT - CAM
PARK**

WHEREAS, the above referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the public hearing by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on December 12, 2003, as specified in the notice of hearing; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the Executive Officer's report and recommendation and the environmental document and determination; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the organization of local governmental agencies within Ventura County; and

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.
- (2) The Commission has considered the criteria set forth in Government Code §56425(e) and determines as follows:

The present and planned uses in the area, including agricultural and open space lands.

There will be no change to the present or planned uses in the area.

Describe the present and probable need for public facilities and services in the area.

There will be no change to the present and probable need for public facilities and services in the area. The area to be included within the Sphere of Influence of the Ventura River County Water District has received water service from the District for approximately 20 years.

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Ventura River County Water District has provided service to the area for approximately 20 years. There will be no new service demands on the District as a result of the Sphere of Influence Amendment and, as such, capacity and adequacy of public facilities will not be affected.

The existence of any social or economic communities of interest in the area that the Commission may determine are relevant to the agency.

There are no social or economic communities of interest in the area that are relevant to the Sphere of Influence Amendment.

- (3) The Sphere of Influence Amendment is hereby approved as submitted and as generally depicted on Exhibit A attached hereto and made a part hereof.
- (4) The subject proposal is assigned the following distinctive short form designation:
LAFCO 03-17S – VENTURA RIVER COUNTY WATER DISTRICT SPHERE OF INFLUENCE AMENDMENT – CAM-PARK
- (5) The Commission has reviewed and considered the lead agency's determination and determines that the proposal is Categorically Exempt under Class 19(a), annexation of existing facilities, of the State CEQA Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under CEQA Guidelines Section 15062.

This resolution was adopted on December 12, 2003.

AYES:

NOES:

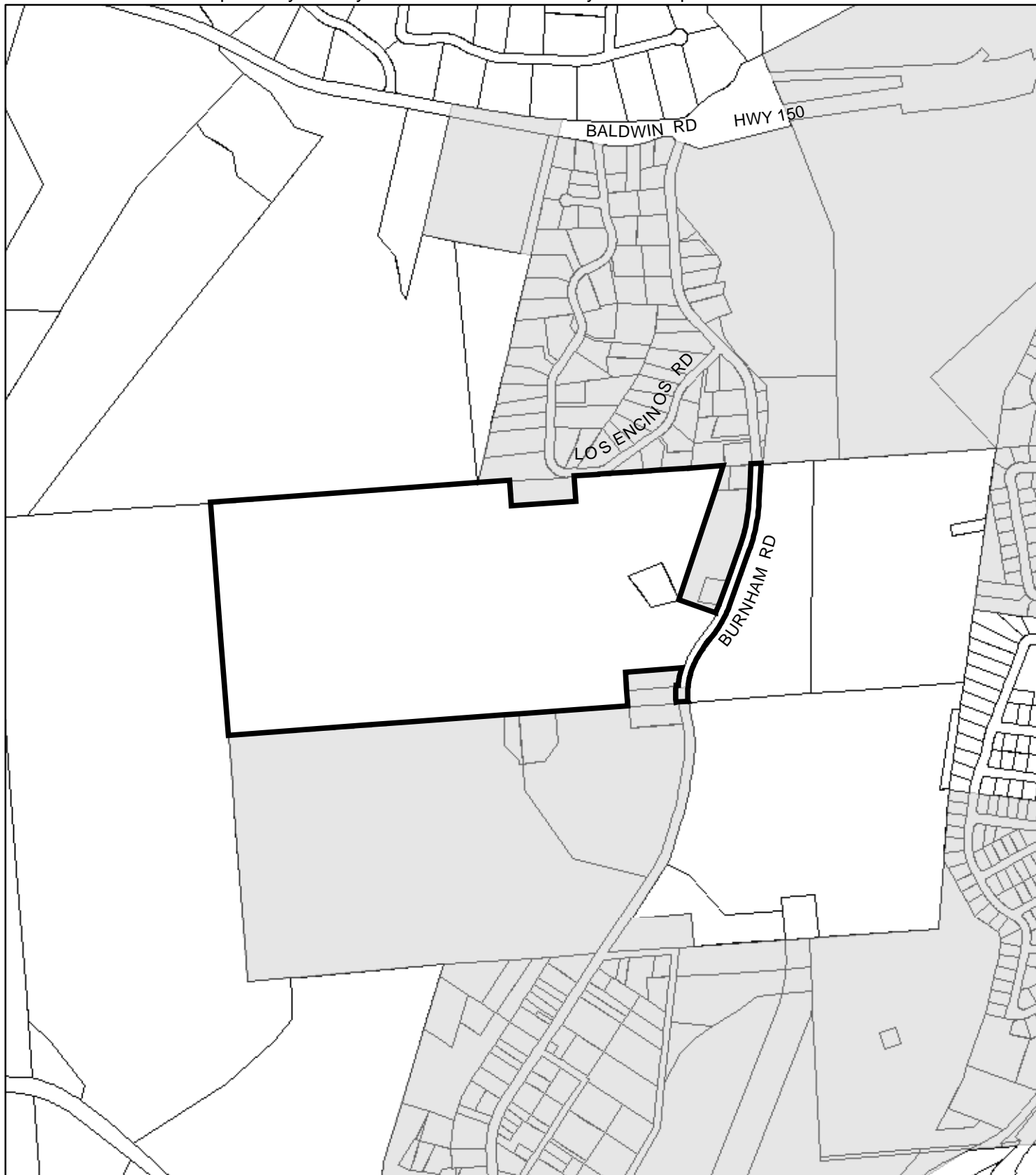
ABSTAINS:

Dated: 12/12/03

Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Ventura River County Water District
Casitas Municipal Water District
Ventura Co. Assessor
Ventura Co. Auditor
Ventura Co. Surveyor
Ventura Co. Planning



Ventura LAFCO



LAFCO 03-17S

VENTURA RIVER COUNTY WATER DISTRICT SPHERE OF INFLUENCE AMENDMENT CAM - PARK

State Plane Coordinate System California Zone V - NAD 27

This map was compiled from records and computations

Printed on : November 25, 2003

-  AMENDMENT BOUNDARY
-  SPHERE OF INFLUENCE BOUNDARY



0 400 800
Feet



LAFCO 03-17

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE VENTURA RIVER COUNTY
WATER DISTRICT ANNEXATION – CAM PARK**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on December 12, 2003; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable local plans and policies; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited pursuant to Government Code §56046; and

WHEREAS, proof has been given to the Commission that all property owners in the affected territory have consented to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 12, 2003 is adopted.
- (2) The Ventura River County Water District Annexation - Cam-Park is hereby approved and the boundaries are established generally as set forth in the attached Exhibit A.

- (3) The territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 03-17 – VENTURA RIVER COUNTY WATER DISTRICT
ANNEXATION – CAM-PARK**

- (5) The Commission has reviewed and considered the lead agency's determination and determines that the proposal is Categorically Exempt under Class 19(a), annexation of existing facilities, of the State CEQA Guidelines.
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency under CEQA Guidelines Section 15062.
- (7) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings [Government Code §56663].
- (8) This reorganization shall not be recorded until maps and legal descriptions consistent with this approval and suitable for filing with the State Board of Equalization are received by the LAFCO Executive Officer and the Executive Officer has received verification from the Ventura County Surveyor that all map checking and processing fees have been paid.**

This resolution was adopted on December 12, 2003.

AYES:

NOES:

ABSTAINS:

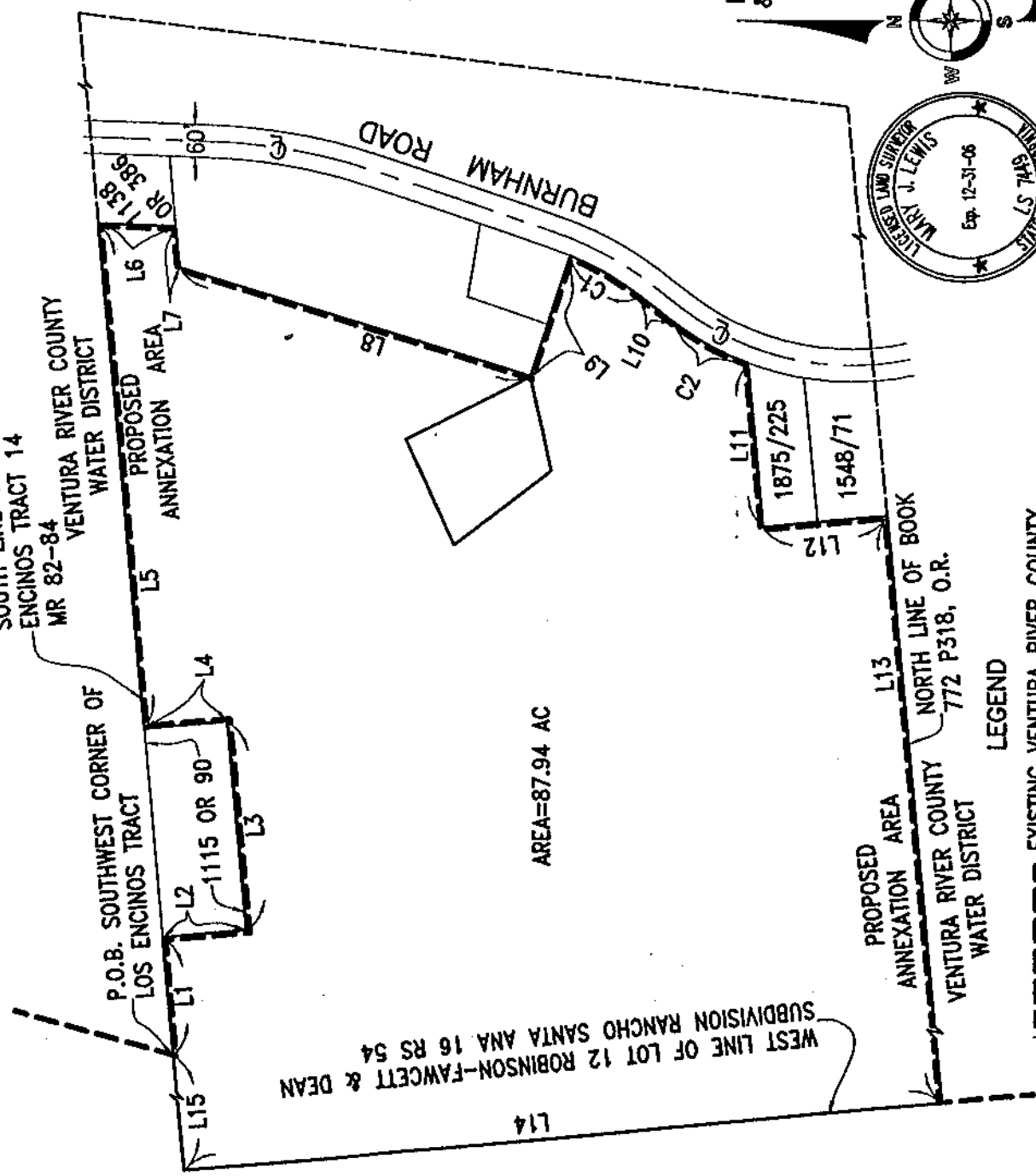
Dated: _____
Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

Copies: Ventura River County Water District
Casitas Municipal Water District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

MAP TO ACCOMPANY LEGAL DESCRIPTION

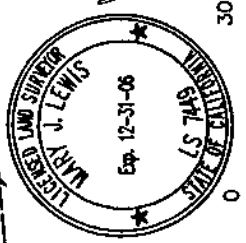
DATE: 08-06-03



LINE TABLE		
BEARING	RADIUS	LENGTH
N 85°10'00" E	195.88'	
S 04°50'00" E	151.00'	
N 85°10'00" E	384.00'	
N 04°50'00" W	151.00'	
N 85°10'00" E	926.84'	
S 02°07'00" W	140.00'	
S 85°10'00" W	75.00'	
S 17°32'54" W	657.97'	
S 71°10'00" E	235.00'	
S 37°39'00" W	74.55'	
S 84°58'00" W	302.90'	
S 05°02'00" E	225.00'	
S 84°58'02" W	244.74'	
N 04°59'06" W	1382.07'	
N 85°10'00" E	1590.82'	

CURVE TABLE		
DELTA	RADIUS	LENGTH
C1 15°06'02"	570.00'	150.23'
C2 16°46'23"	530.00'	155.15'

PORTION OF LOT 12, ROBINSON-FANCETT & DEAN SUBDIVISION RANCHO SANTA ANA IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3 PAGE 32 OF MAPS



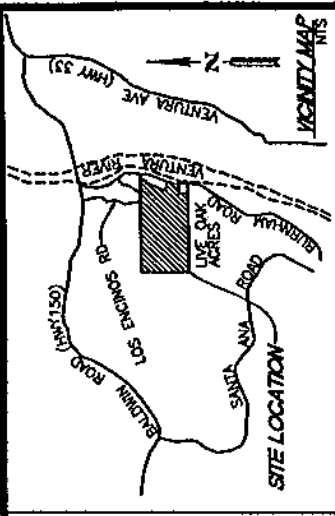
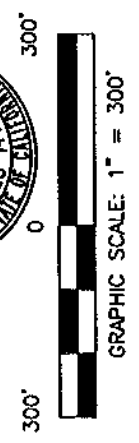
PREPARED BY:

CALIFORNIA CIVIL DESIGN GROUP INC.

2239 TOWNSGATE ROAD, SUITE 100
WESTLAKE VILLAGE, CA 91361
(805) 379-9222 FAX (805) 379-0572

LEGEND

- EXISTING VENTURA RIVER COUNTY WATER DISTRICT BOUNDARY
- PROPOSED ANNEXATION BOUNDARY



03-17

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF LOT 12, ROBINSON-FAWCETT AND DEAN SUBDIVISION RANCHO SANTA ANA IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 3 PAGE 32 OF MAPS

BEGINNING AT THE SOUTHWEST CORNER OF LOS ENCINOS TRACT RECORDED IN BOOK 14 PAGES 82-84 OF MISCELLANEOUS RECORDS IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA. THENCE

NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 195.88 FEET; TO THE NORTHWEST CORNER OF THE PROPERTY RECORDED IN DOCUMENT NO. 2905 BOOK 1115 PAGE 90 OFFICIAL RECORDS; THENCE

SOUTH 04 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 151.00 FEET; THENCE

NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 384.00 FEET; THENCE

NORTH 04 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 151.00 FEET; TO THE SOUTH LINE OF LOS ENCINOS TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTHERLY LINE OF LOS ENCINOS TRACT

NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 926.84 FEET; THENCE

SOUTH 02 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 140.00 FEET; TO THE NORTHWEST CORNER OF THE PROPERTY RECORDED IN DOCUMENT NO. 13553 BOOK 1138 PAGE 386 OFFICIAL RECORDS; THENCE

SOUTH 85 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 75.00 FEET; THENCE

SOUTH 17 DEGREES 32 MINUTES 54 SECONDS WEST A DISTANCE OF 657.97 FEET; THENCE

SOUTH 71 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 235.00 FEET TO THE WESTERLY LINE OF BURNHAM ROAD AS DESCRIBED IN THE DEED TO THE VENTURA COUNTY RECORDED IN BOOK 617 PAGE 400 OF OFFICIAL RECORDS, THENCE TO THE BEGINNING OF A 570.00 FOOT RADIUS NON-TANGENT CURVE, ALONG THE WESTERLY LINE OF BURNHAM ROAD AND CONCAVE TO THE NORTHWEST, A RADIAL TO SAID BEGINNING BEARS SOUTH 67 DEGREES 27 MINUTES 02 SECONDS EAST; THENCE

SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15 DEGREES 06 MINUTES 02 SECONDS AN ARC DISTANCE OF 150.23 FEET; THENCE

TANGENT TO SAID CURVE, SOUTH 37 DEGREES 39 MINUTES 00 SECONDS WEST A DISTANCE OF 74.55 FEET TO THE BEGINNING OF A 530.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE SOUTHEAST; THENCE

SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 46 MINUTES 23 SECONDS AN ARC DISTANCE OF 155.15 FEET; TO THE NORTH LINE OF PROPERTY RECORDED IN DOCUMENT NO. 24303 BOOK 1875 PAGE 225 OFFICIAL RECORDS; THENCE

NON-TANGENT TO SAID CURVE, SOUTH 84 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 302.90 FEET; THENCE

SOUTH 05 DEGREES 02 MINUTES 00 SECONDS EAST A DISTANCE OF 225.00 FEET; TO THE NORTH LINE OF BOOK 772 PAGE 318 OF OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID DOCUMENT

SOUTH 84 DEGREES 58 MINUTES 02 SECONDS WEST A DISTANCE OF 2441.74 FEET; TO THE WESTERLY LINE OF LOT 12; THENCE

NORTH 04 DEGREES 59 MINUTES 06 SECONDS WEST A DISTANCE OF 1382.07 FEET; TO THE NORTHWEST CORNER OF LOT 12; THENCE

NORTH 85 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 1590.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 87.94 ACRES.